
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Takoma Park Historic District	<input type="checkbox"/> Agenda
Address:	535 Cedar Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 22, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-130	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Patricia Fox, with plans prepared by architect John Colen, requests concept review for construction of a one-story rear addition to a house in the Takoma Park Historic District.

Property Description

535 Cedar Street, NW is a free-standing building located at the corner of Cedar Street and 6th Street, NW designed by A. Thompson and built in 1901. 535 was built during Takoma Park's first period of significant development and is identified in the Takoma Park Historic District designation report as an excellent example of a Queen Anne Cottage. The building is highly intact and features many of its original decorative architectural features. The exterior is clad in wood siding and features a variety of window types including two-over-one double-hung wood and diamond divided wood hopper windows.

There are no rear extensions or additions currently at the building. The first two floors at the rear are clad in wood siding and feature two-over-one double-hung windows. The rear elevation is visible from Piney Branch Road (photo below).



Proposal

The plans call for the construction of a 314 square-foot, 36' 9" tall, one-story rear addition. The addition would feature an intersecting gable roof clad in gray asphalt shingles to match the shingles at the house. The front of the gables would be clad in Hardi-plank shingles to replicate the shape and size of the shingles at the third floor of the house. The west elevation facing 6th Street will be clad Hardi-plank siding and feature a projecting bay window with two-over-one wood windows. The rear of the addition would also be clad in siding and feature two-over-one double-hung wood windows. The addition would be visible from 6th Street and Piney Branch Road.

Evaluation

The location of the addition would not result in the loss of any decorative wood ornamentation, resulting in the removal of only 2 two-over-one double-hung wood windows and an area of wood siding. The one-story height and pitched roof results in a clearly subordinate relationship to the historic house. The proposed asphalt roof and Hardi-plank siding and shingles; two-over-one window configuration and regular fenestration pattern are compatible with the house and the historic district.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.

Staff Contact: Gabriela Gutowski

